

Attachment B

Ecological Review Report

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from “Open Space” to “Residential (Group A)11”, for Proposed Residential Development with Social Welfare Facilities, Religious Institution, and Shop and Services at Sha Tin Town Lot 310 in D.D. 184, Sha Tin, New Territories
(Planning Application No. Y/ST/63)

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from “Open Space” to “Residential (Group A)11” at Sha Tin Town Lot 310 in D.D.184, Sha Tin, New Territories

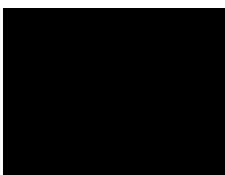
Ecological Review

Reference: REP-01-001

Issue 01 | September 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 299123



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Appendix 4.1

Flight Path and Location of Night Roost of Ardeids Recorded in Previously Approved EIA Reports

Executive Summary

This Ecological Review was prepared in support of the Planning Application under Section 12A of the Town Planning Ordinance (TPO)(Cap. 131) to rezone the Application Site from “Open Space” (“O”) to “Residential (Group A)11” (“R(A)11”), for proposed residential development with social welfare facilities and religious institution at Sha Tin Town Lot (STTL) 310 in D.D. 184, Sha Tin, New Territories (Application No. Y/ST/63). The total area of the Application Site is about 5,225 m².

Majority of Application Site is developed, with negligible ecological value, including the existing Shatin Bible School and other disturbed land. No ecological impact is anticipated for the construction and operation of the proposed development.

It is concluded that there are no adverse ecological impacts associated with the Application Site at STTL 310 for the Application under Section 12A of the TPO.

1. Introduction

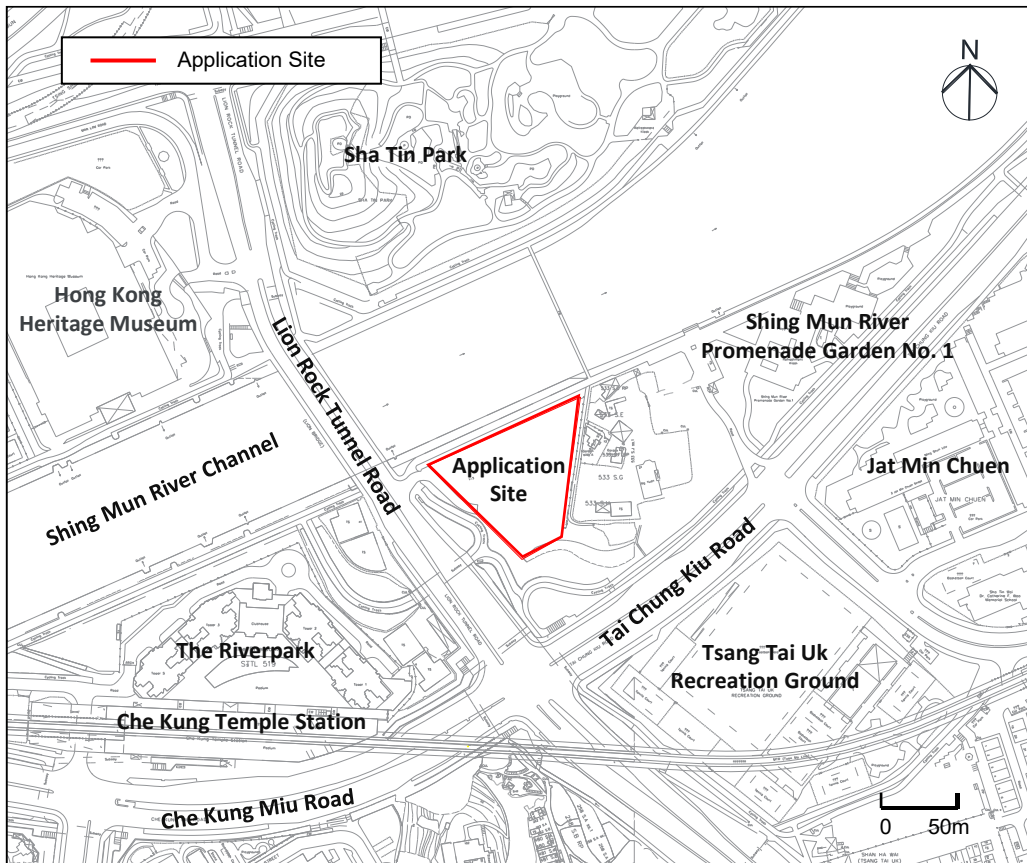
- 1.1.1.1 This Ecological Review was prepared in support of the Planning Application under Section 12A of the Town Planning Ordinance (Cap. 131) to rezone the Application Site from “Open Space” (“O”) to “Residential (Group A)11” (“R(A)11”), for proposed residential development with social welfare facilities and religious institution at Sha Tin Town Lot 310 in D.D. 184, Sha Tin, New Territories (Application No. Y/ST/63).
- 1.1.1.2 The Application Site is located to the north of Tai Chung Kiu Road and east of Lion Rock Tunnel Road. It has a total site area of about 5,225m². The current land use zoning of the Site is “O” under the Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/40 gazetted on 17 July 2026.
- 1.1.1.3 This Ecological Review is conducted to evaluate the potential ecological impacts associated with the proposed development.

2. Site Location and Building Design

2.1 Site Location and Description

- 2.1.1.1 The Application Site is located to the east of Lion Rock Tunnel Road, north of Tai Chung Kiu Road, and south of Shing Mun River. Surrounding the Application Site are village type houses and medium to high-rise residential developments. The location of the Application Site is illustrated in **Figure 2.1**.

Figure 2.1: Site location



- 2.1.1.2 In accordance with the Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/40, the Site is currently zoned as “Open Space” (“O”). The areas in the vicinity are mainly zoned as “Residential (Group A)” (“R(A)”), “Residential (Group A)7” (“R(A)7”), “Open Space” (“O”), “Government, Institution or Community” (“G/IC”) and “Village Type Development” (“V”).

2.2 Building Design

- 2.2.1.1 The proposed development consists of two 25 storey residential blocks set on a podium block with a total number of 450 residential flats. The reprovision of Hong Kong Bible Research and Education Centre is planned on 1/F and 2/F, while 3/F and 4/F are planned for Residential Care Home for the Elderly (RCHE). A residential clubhouse is planned on the 5/F. An underground car park is planned in the basement floors of the proposed development. The anticipated population intake year of the whole development is Year 2032.

- 2.2.1.2 The latest indicative scheme, typical floor plans and schematic sections of the proposed development are provided in the Planning Statement. The internal layout plans of non-domestic floors are yet to be available at this planning application stage.
- 2.2.1.3 The key development parameters for the Application Site are given in **Table 2.1**.

Table 2.1: Key domestic development parameters for the proposed development

Parameters	Block 1	Block 2
No. of residential storeys	25	
Floor to floor height (m)	3.0	
First NSR level (mPD)	35.2	
Main roof level (mPD)	109.0	
Number of flats per floor	9	
Total number of flats	450	
Anticipated Total Population	1,125	
Tentative population intake year	2032	

3. Site Inspection

- 3.1.1.1 Site visit was carried out in February 2025. Photographs taken at the Application Site and the neighbouring areas are given in **Photo 3.1** to **Photo 3.8** below.
- 3.1.1.2 The Application Site (**Photo 3.1**) is currently occupied by Hong Kong Bible Research and Education Centre. The Application Site is bounded by Lion Rock Tunnel Road (**Photo 3.2**) to the west and Tai Chung Kiu Road (**Photo 3.3**) to the south. A farmhouse (**Photo 3.4**) is located immediately to the east of the Application Site. Tsang Tai Uk Recreation Ground (**Photo 3.5**) is located to the south, and The River Park (**Photo 3.6**) and Che Kung Temple Station (**Photo 3.7**) are located to the southwest of the Application Site. Chun Shek Bus Terminus (**Photo 3.8**) is found further away to the southwest of the Application Site.
- 3.1.1.3 Based on site observation, the noise climate in the vicinity of the Application Site was dominated by road traffic noise from Lion Rock Tunnel Road and Tai Chung Kiu Road.

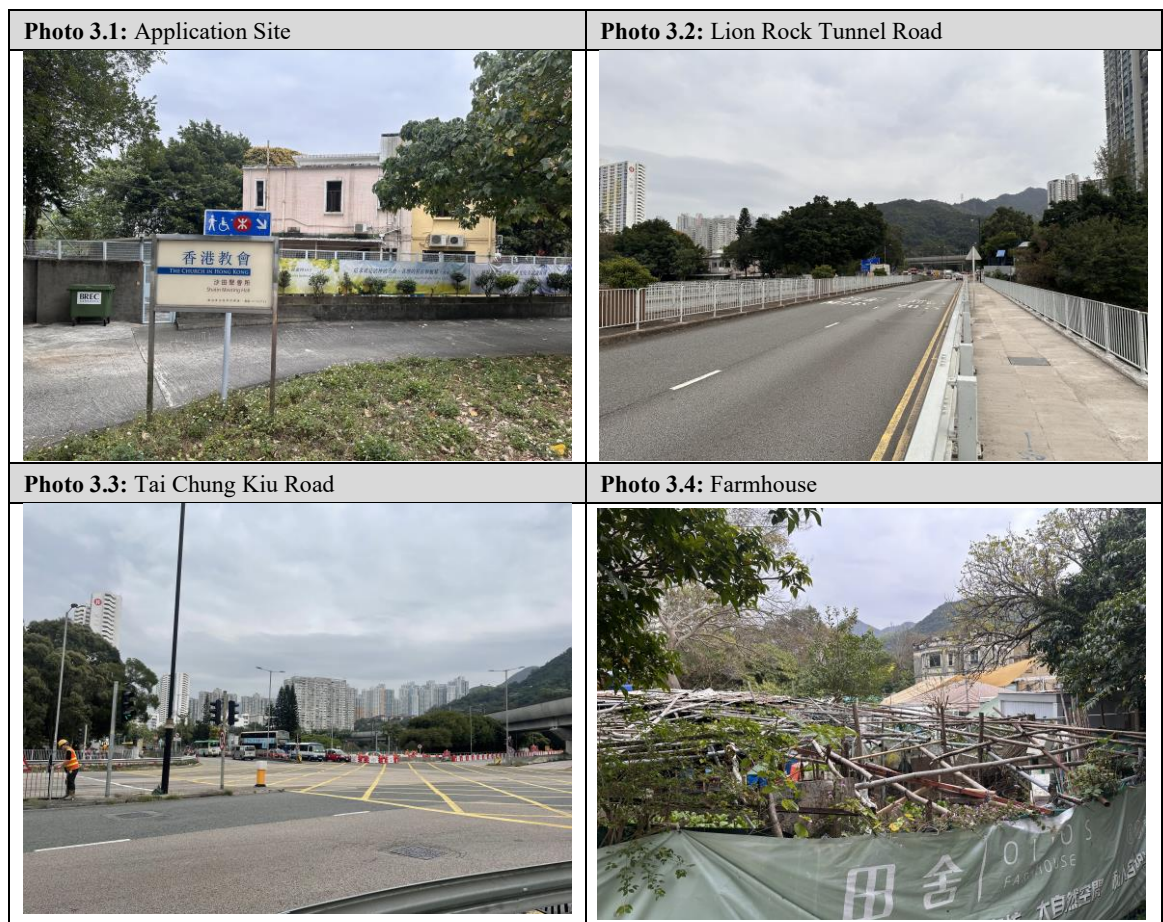


Photo 3.5: Tsang Tai Uk Recreation Ground	Photo 3.6: The River Park
 A photograph of the Tsang Tai Uk Recreation Ground. It shows a paved walkway with a green metal fence and a basketball hoop in the foreground. In the background, there are several high-rise residential buildings under a cloudy sky.	 A photograph of The River Park, featuring two tall, modern high-rise buildings with glass facades. The buildings are surrounded by greenery and a river in the background under a cloudy sky.
Photo 3.7: Che Kung Temple Station	Photo 3.8: Chun Shek Bus Terminus
 A photograph of Che Kung Temple Station. It shows a large, modern building with a curved roof and a glass facade. Several palm trees are in the foreground, and high-rise buildings are visible in the background.	 A photograph of the Chun Shek Bus Terminus. It shows a paved road with yellow markings, a bus stop shelter, and several buses. High-rise buildings are visible in the background.

4. Ecological Review

4.1 Description of the Environment

- 4.1.1.1 The Application Site covers mainly the Hong Kong Bible Research and Education Centre. The Application Site is located adjacent to the Shing Mun River Channel and the Lion Rock Tunnel Road. Sparse vegetation is present within and at the peripheral of the Application Site.
- 4.1.1.2 Under the Approved Sha Tin Outline Zoning Plan No. S/ST/40, the Application Site is currently zoned as “Open Space” (“O”).
- 4.1.1.3 The Application Site is proposed to build 2 residential blocks (25 storeys) with a total number of 450 flats.

4.2 Review Methodology

- 4.2.1.1 This Ecological Review was based on literature review and a site walkover in July 2026 to confirm the habitat conditions within the Application Site. The Application Site has been covered / partially covered by previous ecological surveys conducted under the below previously approved EIA:
- AEIAR-231/2021 – Revised Trunk Road T4 in Sha Tin;
 - AEIAR-242/2022 – Improvement of Lion Rock Tunnel;
 - AEIAR-249/2023 – Revitalisation of Tai Wai Nullah.

4.3 Review Findings

Habitat and Vegetation

- 4.3.1.1 Given the developed nature of the Hong Kong Bible Research and Education Centre and the adjacent developed areas, the Application Site has negligible ecological value. The habitat of the Application Site is covered by AEIAR-231/2021 and partially by AEIAR-242/2022, and both approved EIA identified the entire Application Site as Developed Area with low ecological value. From the recent site walkover conducted in July 2026, no significant change in the site condition was observed since the previously approved EIAs. Vegetation included common plantation species such as *Macaranga tanarius* var. *tomentosa*, *Ficus microcarpa* and *Artocarpus hypargyreus*. No flora species of conservation importance was recorded in the Project Site. Given that there is no significant change in the site condition since the previously approved EIAs, and the habitat within the Application Site is Developed Area with low ecological value, the loss of habitat is anticipated to be **minor**.

Ardeid Roosting Sites

- 4.3.1.2 Ardeid night roost / pre-roost sites are present outside the Application Site along the Shing Mun River Channel. In the previously approved AEIAR-231/2021, AEIAR-242/2022 and AEIAR-249/2023, ardeid night roost was recorded on trees along the Shing Mun River Channel between Man Lai Court and the Hong Kong Heritage Museum, and at the rooftop

of the Hong Kong Heritage Museum, as shown in **Appendix 4.1**. Pre-roosting activity was also observed at the channel bank on the opposite side of the ardeid night roost. The ardeid night roost and pre-roosting site is approximately 153 m and 77m from the Application Site respectively.

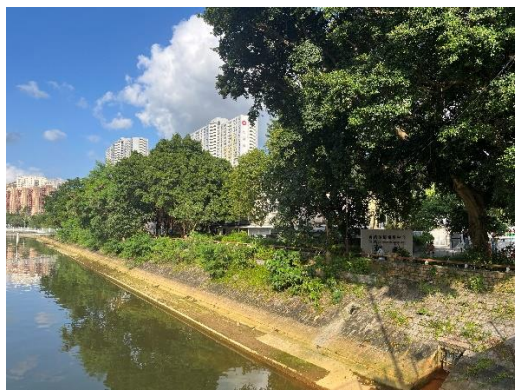
4.3.1.3 During the recent site walkover, no significant change in roosting / pre-roosting location or flightline was observed. Most ardeids were roosting on trees outside Man Lai Court and pre-roosting activity of was observed on either side of the channel, including the channel bank next to the Application Site. During daytime, ardeids was observed perching on different trees along the Shing Mun River Channel, including trees adjacent to the Application Site. Given that there is no significant change in the site condition since the previously approved EIAs, and the roosting / pre-roosting sites were subject to existing disturbance from the nearby traffic and human activities, the ecological impact of the Application Site is considered to be **minor**.

Ardeid Flightline

4.3.1.4 Ardeids to and from the night roost / pre-roost sites mainly commute along the Shing Mun River Channel. The Shing Mun River Channel connects roosting sites on the west of the Application Site to the Tolo Channel on the east. In the previously approved EIAs, the majority of ardeids flightlines were recorded along the Shing Mun River Channel. Flight movement of individual ardeids across the Application Site were also recorded in the past, i.e. flight path RE3 recorded under AEIAR-231/2021 and flight path FP4 recorded under AEIAR-249/2023 as shown in **Appendix 4.1**. However, these flight paths only represent occasional behaviour of ardeids individuals while the majority fly along the Shing Mun River Channel as shown in **Appendix 4.1**.

4.3.1.5 During the recent site walkover, no significant change in flightline was observed. The major flightline of ardeids follows along the Shing Mun River Channel. Individual ardeid fly-by across the Application Site was occasionally observed, similar to findings of previously approved EIAs. Given that the ardeid flightline are concentrated along Shing Mun River Channel and the presence of existing tall residential building near the Application Site (i.e. The Riverpark), additional impact on ardeid flightline is considered **insignificant**.

Table 4.1: Representative Photos of the Application Site

	
Developed Area within Application Site	Surrounding area of the Application Site

	
Existing Roosting site along Shing Mun River Channel (outside Application Site)	Foraging activities observed outside the Application Site

4.4 Recommended Mitigation Measures

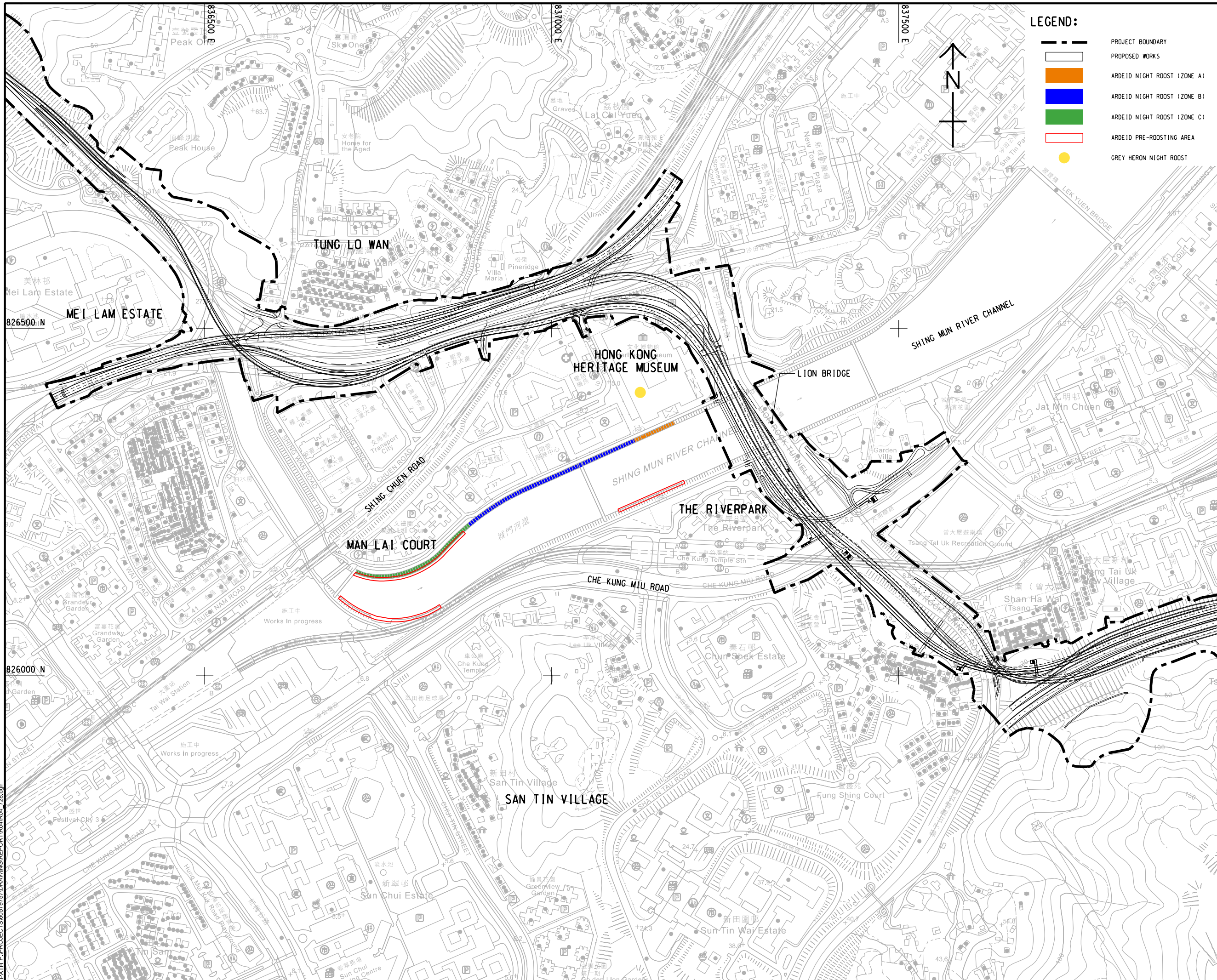
- 4.4.1.1 Minor ecological impacts are identified and hence no mitigation measures are required.

5. Conclusion

- 5.1.1.1 This Ecological Review has been conducted to support the Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for proposed residential development with social welfare facilities and religious institution at STTL 310, Sha Tin.
- 5.1.1.2 The Application Site is a Developed Area, with negligible ecological value, where sparse vegetation present are plantation species very common in Hong Kong. Ardeid night roost are located away from the Application Site and flightpath are along the Shing Mun River Channel. No direct or indirect ecological impact is anticipated for the construction and operation of the proposed development.
- 5.1.1.3 It is concluded that there are no adverse ecological impacts associated with the proposed residential development with social welfare facilities and religious institution at the existing “Open Space” Zone at STTL 310, Sha Tin.

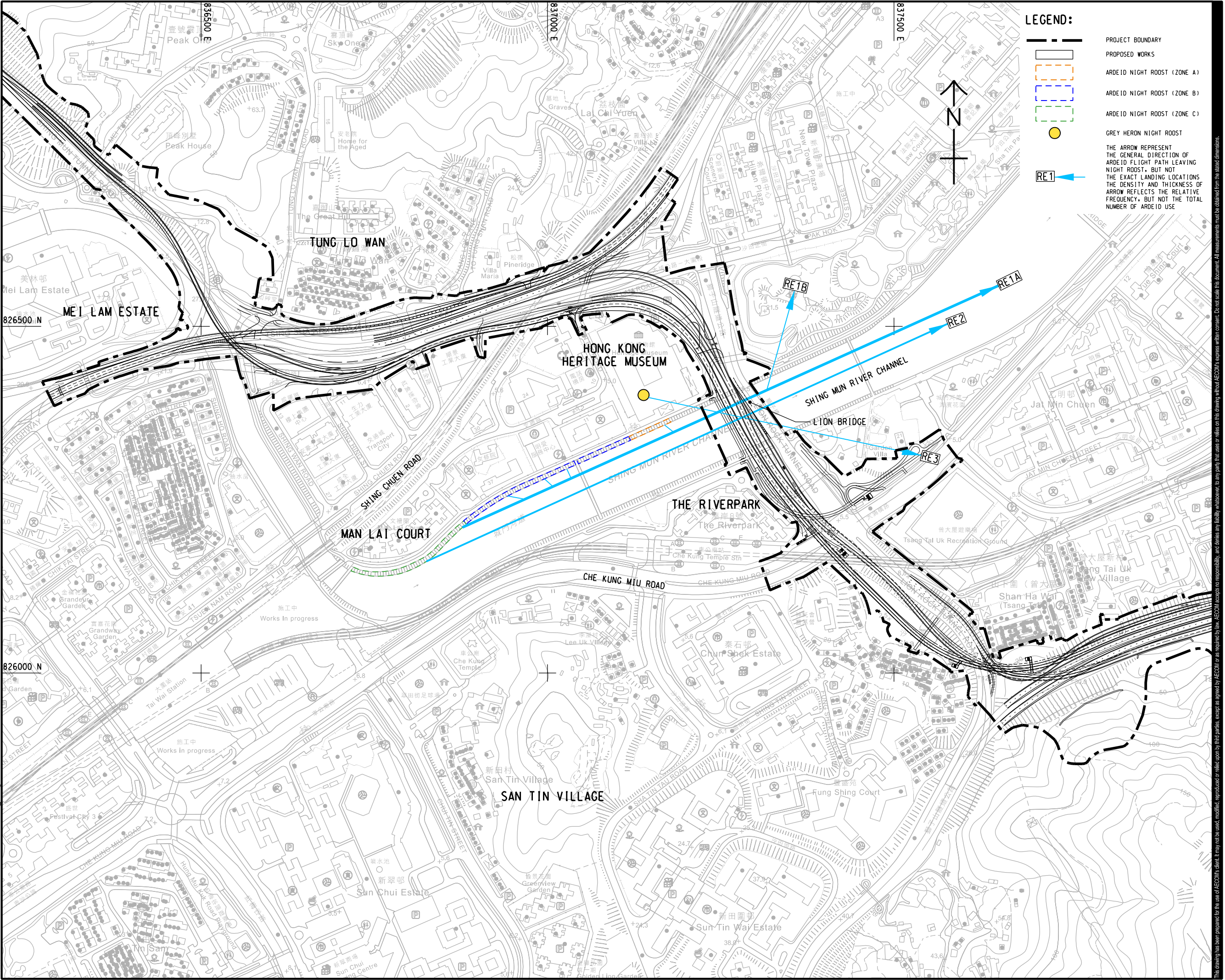
Appendix 4.1

Flight Path and Location of Night Roost of Ardeids Recorded in Previously Approved EIA Reports



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ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:
Plot File by: rva.cai
2021/1/22
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LEGEND:

PROJECT BOUNDARY

PROPOSED WORKS

ARDEID NIGHT ROOST (ZONE A)

ARDEID NIGHT ROOST (ZONE B)

ARDEID NIGHT ROOST (ZONE C)

GREY HERON NIGHT ROOST

THE ARROW REPRESENT THE GENERAL DIRECTION OF ARDEID FLIGHT PATH LEAVING NIGHT ROOST, BUT NOT THE EXACT LANDING LOCATIONS. THE DENSITY AND THICKNESS OF ARROW REFLECTS THE RELATIVE FREQUENCY, BUT NOT THE TOTAL NUMBER OF ARDEID USE

RE1

PROJECT
項目

REVISED TRUNK ROAD T4 IN SHA TIN

CLIENT
業主

 土木工程拓展署
Civil Engineering and Development Department

CONSULTANT
上環顧問公司

SUB-CONSULTANTS
分判工程顧問公司

ISSUE/REVISION
修訂

NO.	DATE	DESCRIPTION	CHK.

STATUS
階段

SCALE
比例

A3 1:5000

DIMENSION UNIT
尺寸單位

METRES

KEY PLAN
索引圖

PROJECT NO.
項目編號

60579757

AGREEMENT NO.
協議編號

CE8/2018 (HY)

SHEET TITLE
圖紙名稱

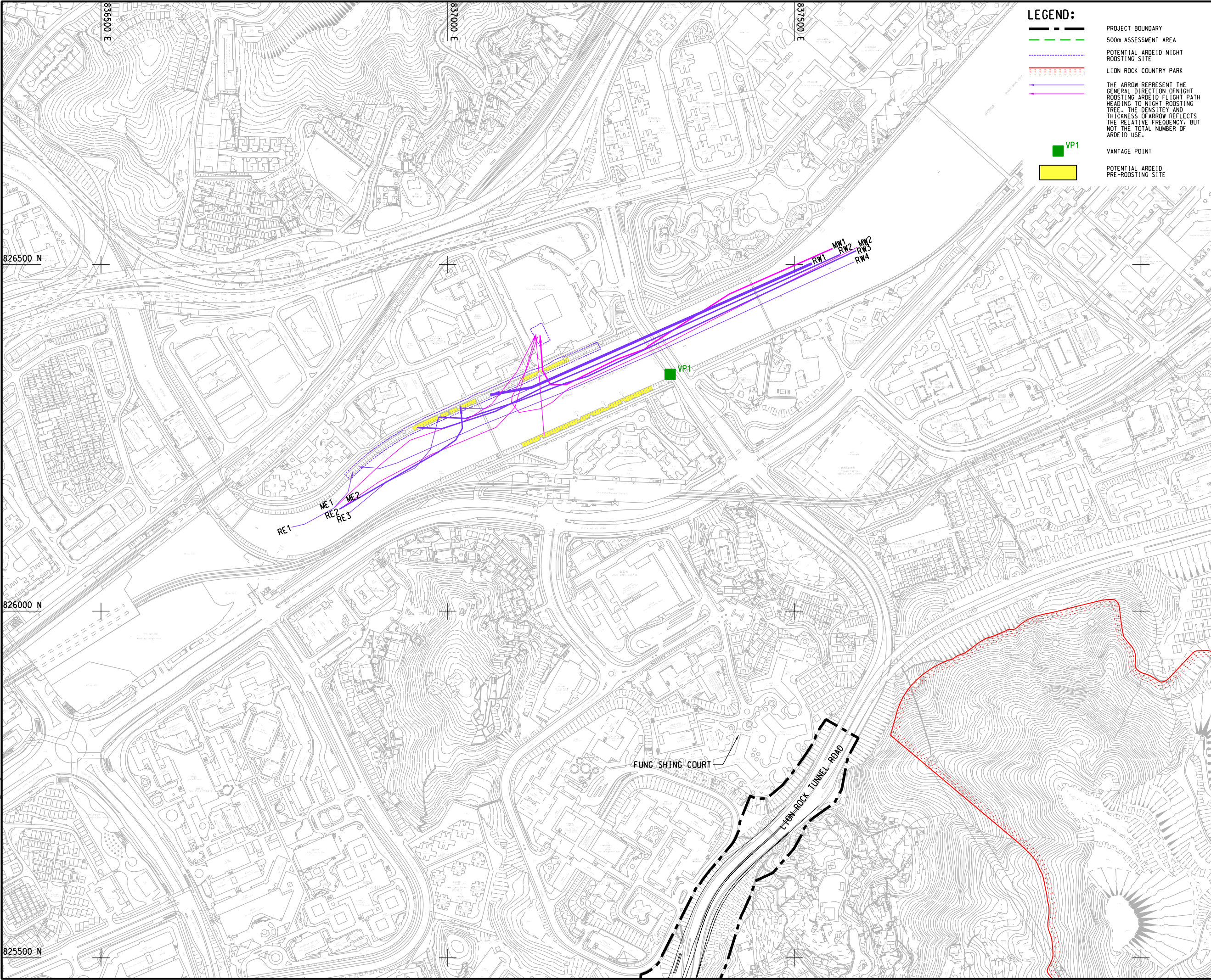
FLIGHT PATH OF ROOSTING ARDEIDS ACROSS THE PROJECT BOUNDARY

SHEET NUMBER
圖紙編號

60579757/R04/FIGURE 8.4.1

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Approved:
Checked:
Designer:
Project Management Initials:
Plot File by: ZHLZ
2022/6/22
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PROJECT
項目

IMPROVEMENT OF LION ROCK TUNNEL - INVESTIGATION

CLIENT
業主



CONSULTANT
工程顧問公司



SUB-CONSULTANTS
分判工程顧問公司

ISSUE/REVISION

NO.	DESCRIPTION	DATE	BY

STATUS

STATUS

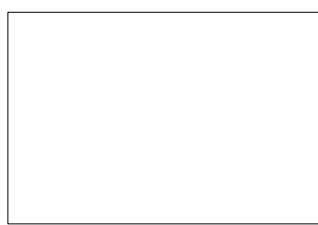
SCALE

A3 1 : 5000

DIMENSION UNIT

METRES

KEY PLAN



PROJECT NO.
項目編號

60604728

AGREEMENT NO.
協議編號

CE 48/2018(HY)

SHEET TITLE
圖紙名稱

LOCATION OF ARDEID NIGHT
ROOST AND REPRESENTATIVE
FLIGHT ROUTE

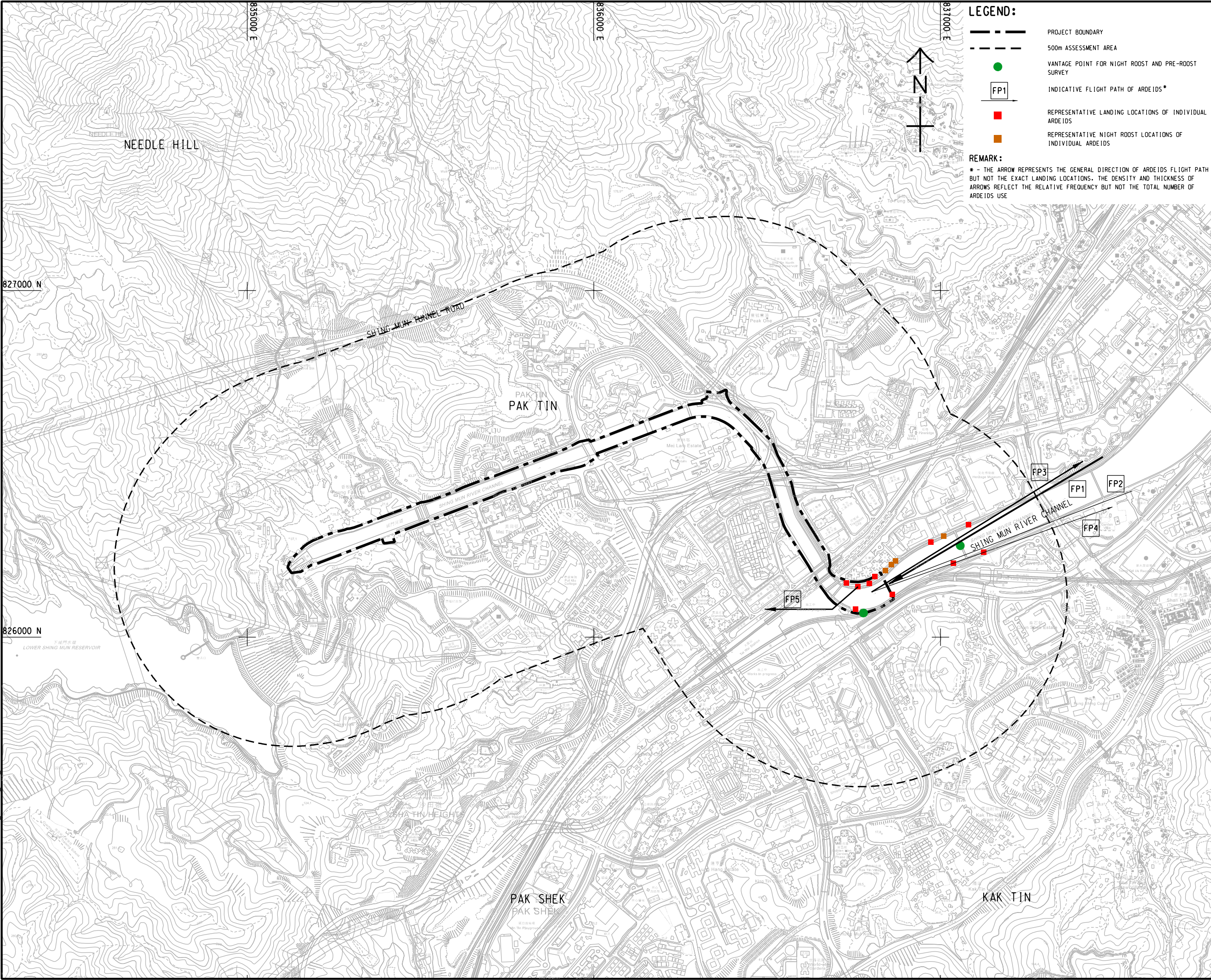
SHEET NUMBER
圖紙編號

60604728/R42b/FIGURE 8.3.1

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ISO A1 594mm x 841mm
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Checked:
Designer:
Project Management Initials:

2022/01/18
TWN 797.DGN
Plot File by: jlw
PATH P:\PROJECTS\60631587\DRAWING\REPORT\EIA_TWN\EIA_TWN_797.DGN



LEGEND:

- PROJECT BOUNDARY
- 500m ASSESSMENT AREA
- VANTAGE POINT FOR NIGHT ROOST AND PRE-ROOST SURVEY
- INDICATIVE FLIGHT PATH OF ARDEIDS*
- REPRESENTATIVE LANDING LOCATIONS OF INDIVIDUAL ARDEIDS
- REPRESENTATIVE NIGHT ROOST LOCATIONS OF INDIVIDUAL ARDEIDS

REMARK:

* - THE ARROW REPRESENTS THE GENERAL DIRECTION OF ARDEIDS FLIGHT PATH BUT NOT THE EXACT LANDING LOCATIONS. THE DENSITY AND THICKNESS OF ARROWS REFLECT THE RELATIVE FREQUENCY BUT NOT THE TOTAL NUMBER OF ARDEIDS USE

AECOM

PROJECT
項目

REVITALISATION OF TAI WAI NULLAH AND FO TAN NULLAH - INVESTIGATION

CLIENT
業主

渠務署
Drainage Services Department

CONSULTANT
工程顧問公司

SUB-CONSULTANTS
分判工程顧問公司

ISSUE/REVISION			
設計			
I/R	DATE	DESCRIPTION	CHK.
修訂	日期	修改描述	校核

STATUS
狀態

SCALE
比例

A3 1: 10000

KEY PLAN
索引圖

DIMENSION UNIT
尺寸單位

METRES

PROJECT NO.
項目編號

60631587

AGREEMENT NO.
協議編號

CE 54/2019 (DS)

SHEET TITLE
圖紙名稱

FLIGHT PATH OF ARDEIDS AT DOWNSTREAM OF TAI WAI NULLAH

SHEET NUMBER
圖紙編號

60631587/EIA/TWN/FIGURE 9.4

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